



Lac Malaga Community Association Inc.

Minutes of the Annual General Assembly Held in the meeting room at the Austin Town Hall May 21, 2023, at 9:30 am

1. Welcome and approval of the agenda

The meeting started at 9:35 a.m. The president, André Bergeron, called the meeting to order with approximately fifty people present, noting that quorum was attained with 28 voting members and 5 proxies.

He welcomed everyone and, as is the tradition, Mr. Bergeron asked Council members and all those present to introduce themselves.

Mr. Bergeron asked if there are any modifications to the agenda. There were none noted. The agenda was adopted as proposed by Mr. Jean Venne (57) and seconded by Mr. Tony Porowski (61).

2. Adoption of the minutes of the 2022 General Assembly

Mr. Bergeron asked if there were any changes or corrections to be made to the minutes of the 2022 general meeting. No changes were requested. The adoption of the minutes was moved by Mr. Yvon Morin (75) and seconded by Mr. Mariusz Suchorski (171).

3. President's Report

• Changes on the Board

Mr. Bergeron mentioned that over the past three years, actions have been taken to renew the Council. Mr. Marcel Martineau took over as Road Director in 2019 and that Mrs. Anne Boissonneault took over as Environment Director in 2021. She also volunteered to take care of communications. In 2022, Ms. Diane Séguin took over as secretary.

Mr. Bergeron said he was happy to have been able to inject new blood into the Board and the members of the Board intend to continue on this path of renewal, with further information to be shared later in the meeting.

• Owner's Guide

Mr. Bergeron mentioned that an "Owner's Guide" was distributed in 2022. He thanked Mr. David Malcolm and Ms. Danièle Dumont for their work of translating it into English.

- **Web site**

Mr. Bergeron noted that the association's website was completed in the fall of 2022 by the team made up of Diane Séguin, Normand Bruneau and Anne Boissonneault. The website makes it possible to share information with members at a lower cost. He encourages members to consult it regularly.

The website address is: www.lac-malaga.ca

- **Member involvement**

Mr. Bergeron mentioned that several people residing at Lac Malaga are involved in various community organizations in Austin. They are our eyes and ears at the municipality on matters of interest to our community:

- Patrice Crevier, Urban Planning Advisory Committee (UPAC)
- Marcel Martineau, Environmental Advisory Committee (EAC)
- Anne Boissonneault, Good Neighbours (Voisins Solidaires), Cultural Committee and LAPÉA (Les Amis de la petite église d'Austin)
- Several residents are also members of the Austin choir (Les Voix du large)

- **Finances**

Mr. Bergeron mentioned that the renewal of the contract for snow removal will take place this fall and that the Council expects a substantial increase in costs.

As the exact amount of future expenditure is unknown, the budget for 2023-2024 which will be presented in item 6, includes two scenarios. Despite the anticipated increases, the association should be able to meet the upcoming expenses for the year 2023-2024, in part thanks to the increase in dues of \$100 approved by the members in 2022.

4. Environment Report

Ms. Boissonneault shared about several topics related to the environment at Lake Malaga.

- **State of the lake**

Ms. Boissonneault explained regarding the 7 stages used to assess the aging of a lake. Lake Malaga is in the third stage. It is "oligo-mesotrophic", which is defined as a clear lake, in which organic matter such as plants are present.

Ms. Boissonneault and Mr. Martineau explained how to assess the clarity and transparency of water using the Secchi Disc. Verification is done about 8 to 10 times during the summer. The data is then sent to the Voluntary Lake Monitoring Network (RSVL) which collects the information.

There is also the RAPPEL organization which collects water samples three times during the summer to analyze the water quality. The costs for carrying out the analyses are paid by the municipality of Austin.

Application for grant from the Municipality's Green Fund

During the 2022 General Assembly, it was mentioned that a detailed census of aquatic plants had been prepared by RAPPEL in 2018. Their recommendation was to do it again in five years. The Council has therefore decided to submit a grant application to the Municipality's Green Fund to mandate RAPPEL to carry out the inventory of aquatic plants again in the summer of 2023.

Ms. Boissonneault confirms that our grant application has been accepted by the CCE. The inventory of aquatic plants will be done by RAPPEL and should begin in July. The Green Fund will pay 2/3 of the costs, approximately \$2,350. The amount to be disbursed by the association will thus be approximately \$1,750. We will have a portrait of the plants that grow in our lake. Results will be posted on the website as soon as they are available.

- **Study to document dissolved oxygen in the lake**

Mrs. Boissonneault informed us that we have been chosen for a study which aims to document the dissolved oxygen in our lake. The study will be conducted by the RAPPEL organization at the request of the Ministry of Sustainable Development, the Environment and the Fight against Climate Change. The association will not have to pay for this study and we should receive the report in the fall. It will also be posted on the website.

- **Aquatic plants**

Ms. Boissonneault reminded all the importance of being vigilant to avoid the spread of invasive aquatic plants, especially the Eurasian watermilfoil. She explained that this plant is very harmful to the health of a lake and that it can survive up to 24 hours on an object out of water. It is very important to clean boats and other objects (paddles, life jackets, flotation devices, games, etc.) that have been in another lake or waterway before putting them into our lake.

Ms. Boissonneault cites the example of a nearby lake (Lake O'Malley) where residents had to invest \$200,000 over a ten-year period to eradicate this invasive plant.

Mr. Martineau asks all to be vigilant and to notify Council if anyone thinks they see Eurasian watermilfoil in the lake because this plant must be uprooted by professionals.

- **Environment Sub-Committee**

Ms. Boissonneault wants to create a committee for the protection and health of our lake. The goal is to have a simple structure to be able to discuss actions that could be taken to prevent the degradation of the lake and continue to enjoy our beautiful environment. She asked members interested in joining the committee to leave their names.

- **Lake Malaga website (www.lac-malaga.ca)**

Ms. Boissonneault reminded all that the website contains a lot of information on healthy behaviours to adopt with regards to the environment and in general. She invited members to send any information they deem relevant to share to the following address:

lac-malaga@outlook.com

- **Neighbours Day**

Mrs. Boissonneault mentioned that the Council seeks to organize a neighbors' gathering which would take place towards the end of June. This event would be to allow all to get to know each other better and promote sharing between neighbors. She asked members interested in joining the committee for the organization of this event, to leave their name.

The exact location of the gathering is yet to be determined. Mrs. Anne-Marie Williams (59) offered to hold the event on her land, which is large enough to accommodate a large number of people.

- **RALMA (Lake Associations of the Municipality of Austin Group)**

Mr. Martineau and Ms. Boissonneault attended the RALMA meeting on February 4th. The following points were discussed:

- Ditch cleaning
- Lake water quality
- Aquatic plants
- Light pollution
- Erosion and sediment displacement
- Prohibition of construction in the Lac des Sittelles sector
- Short term rentals
- Inspection of 35-year-old septic systems: 445 have already been verified and 73% of verified installations were compliant
- Invasive exotic species in water and out of water
- Sampling of water quality annually and at the lake bottom (phosphorus and carbon once every 5 years)
- Green fund

- **Austin CCE (Environmental Advisory Committee)**

Mr. Martineau sits on the CCE of Austin and the main topics discussed were:

- Analysis of Green Fund grant applications
- Impact of climate change and actions to reduce our impact
- New access to Lac des Sittelles
- Construction ban in the Lac des Sittelles sector (moratorium)
- Gardening day (conferences and others) on May 27
- Visits: identification of mushrooms and small berry gardens
- Climate meetings (François Delorme, Pierre Olivier Pineau, Louis-Georges Francoeur, etc.)
- Participation this year in the Fleurons du Québec - Maisons Fleuries competition
- Cultural and natural heritage rally on September 30

- **Upcoming projects**

Mr. Martineau explained that the council would like to plan to apply for a Green Fund grant in 2024 to ask RAPPEL to carry out the following projects:

- Bathymetric chart: The bathymetric chart could be a useful source of information for the association. The approximate cost would be \$3,600, 2/3 of which would be paid by the green fund.
- Portrait of the lake: This exercise was done at Webster Lake and made it possible to see the state of aging of the lake. The approximate cost would be approximately \$4,500, of which 2/3 would be paid by the green fund.

Questions/Comments:

1) Mrs. Darlene Kerr (177) asked if the state of the lake has changed over time (oligo-mesotrophic).

Mr. Martineau replied that the results of the tests carried out in 2022 show an aging of the lake compared to the tests carried out in 2017. Moreover, the lake remains in good health and its aging is largely due to the fact that it is not deep. Plant formation is therefore more conducive.

2) Mr. Miguel Lacasse (181) asked if we are allowed to uproot aquatic plants

Mr. Martineau replied that it is not recommended to uproot the plants to avoid proliferation. Pulling out some plants can help them multiply. However, owners are allowed to make a small passage to access the water more easily.

Mrs. Myriam Cayer (181) suggests taking care with the plants that are uprooted to avoid propagation.

3) Mrs. Anne-Marie Williams (59) suggests installing a sign at the entrance to the path indicating how to wash the boats.

Ms. Boissonneault mentioned that the suggestion is important and the committee will examine possibilities.

5. Roadway Report

• **Spring roadwork and 2023 plan**

Mr. Martineau reviewed the work carried out on the roadway in 2022:

- Filling of potholes in May and October
- Grading of roadway in June
- Reloading, leveling and compacting in August and September (8 loads of crushed rock)
- Mowing of the outer ditch in September

Mr. Martineau mentioned that the road was in poor condition this spring, with unstable areas and holes, due to the effects of the freeze-thaw. The potholes were filled in May.

The work planned for 2023 to restore the roadway is as follows:

- Grading and compaction in late May or early June.
- Reloading, leveling and compacting in the summer (dates to be confirmed). The number of loads of crushed stone will likely be increased to 10.
- Filling of potholes at the end of the fall.
- Mowing of the outer ditch at the end of the summer.

Finally, an analysis will be carried out for the improvement of the drainage of the road taking into account to limit as much as possible the contribution of sediments into the lake. Some of this work may be done in 2023.

- **Chipping of branches**

Mr. Martineau mentioned that in 2022, there were a lot of branches to be chipped, in particular because of the construction of new residences and the pruning work carried out by Hydro-Québec. Following the shredding done by Mr. Lacasse, he advised council that he did not want to continue to do so in the future. After discussion with him this year, he changed his mind and decided to take care of it again this year.

6. Financial Report

Mr. Arcand presented his financial report. (See Financial Report in appendix)

The 2022-2023 fiscal year ended with a slight surplus of \$6,120. This surplus is mainly attributable to the increase in contributions.

Mr. Bergeron explained that the Council succeeded in partially rebuilding the reserve fund which is currently at \$26,000. He underlined that the snow removal contract must be renewed in the fall and that no one currently knows what increase the association will have to face. He noted that five years ago, costs rose by 40%. Therefore, we need to be proactive.

As the exact amount of future spending on snow removal is unknown, the budget for 2023-2024 includes two scenarios:

- Scenario 1: 20% increase – in this case, there would be a slight surplus of approximately \$3,500 at the end of the 2023-2024 fiscal year
- Scenario 2: 40% increase - in this case, there would be a slight deficit of approximately \$500 at the end of the 2023-2024 fiscal year

Council therefore recommends an increase in dues of \$25 for dwellings and \$15 for vacant lots for the year 2024-2025. The annual contribution in 2024 will therefore be \$575 for dwellings and \$75 for vacant lots.

Questions/Comments:

1) Mr. David Kerr (177) asks what the amount of \$4,100 consists of under the heading “Water Analysis”

Mr. Arcand explained that this is the amount that must be paid to RAPPEL for the inventory of aquatic plants that will be carried out in the summer (invoice of \$3,500 plus taxes). He indicated that the amount actually paid will be \$1,400 since the municipality's green fund will reimburse 2/3 of the invoice, or \$2,700. This amount is shown as income under “Austin”.

Mr. Martineau specifies that the reimbursement we will receive from the green fund will be \$2,350.00 because the green fund reimburses 2/3 of the invoice before the application of taxes. The amount to be disbursed by the association is approximately \$1,750.

2) Mr. Mariusz Suchorski (171) indicated that, since the budget is balanced despite the increases envisaged for snow removal in the two scenarios and that we have an accumulated surplus, there should be no increase in contributions for the next year.

Mr. Bergeron replied that it is recommended for an organization like ours to have a surplus equivalent to one year of revenue. Our surplus therefore is not exaggerated.

Ms. Louise Bergeron adds that a few years ago, the association incurred legal costs amounting to more than \$20,000. It was therefore necessary to ask each owner to make an additional contribution to pay the costs. If such a situation were to arise today, the bill would be even higher. This is why it is important not to use the surplus to pay ongoing costs.

Mr. Martineau mentions that an increase equivalent to inflation is reasonable.

Mr. Claude Desrosiers (51) said that it was preferable to have gradual increases each year rather than one large increase.

Mr. André Robert (131) asks for the vote on the resolution.

Resolution R23-40

Considering the increase in costs related to the maintenance of the road and the upcoming renegotiation of the snow removal contract, it is resolved to increase the annual contribution to \$575 for properties with dwellings, as of 2024-2025. It is also resolved to increase the annual contribution to \$75 for vacant lots, as of 2024-2025.

The resolution was proposed by Mr. Michel Julien (99) and seconded by Mr. Jean Venne (57). Adopted unanimously.

7. Election of the Board of Directors

Mr. Bergeron informed the assembly all six members of the Board have accepted to serve for another year.

However, Mr. Bergeron mentions that the positions of President and Treasurer will be open next year. He asks anyone interested in one of these positions to contact him during the year.

Mr. Pierre D. Denault (137) proposed the election of the Board, seconded by Mrs. Myriane Baril (7). The motion was carried unanimously.

The 2023-2024 Board of Directors:

André Bergeron (9), President

David Tracy (87), Vice-President

Marcel Arcand (109), Treasurer

Diane Séguin (151), Secretary

Marcel Martineau (35) Road Director

Anne Boissonneault (35), Environment Director & Communications

8. Varia

Mr. Michel Julien again this year offers his raft for swimming to residents at the south end of the lake. He reminds all that he is not however responsible for any accidents.

9. Closing of the meeting

Mr. Mariusz Suchorski (171) proposed the adjournment of the meeting, seconded by Mr. Jean Venne (57). The meeting ended at 12:00 p.m.

André Bergeron, President

Diane Séguin, Secretary

Rapport financier Mai 2023/ Financial Report May 2023

	2020-21	2021-22	2022-23	Prév 23-24 Scénario 1	Prév 23-24 Scénario 2
Cotisations/Dues	\$36950	\$37175	\$41880	\$50000	\$50000
Intérêts/Interests	\$112	\$142	\$305	\$400	\$400
Austin	\$0	\$0	\$0	\$2700	\$2700
Total Revenus/Revenues	\$36807	\$37317	\$42185	\$53100	\$53100
Neige/Snow	\$20401	\$21012	\$21643	\$26000	\$30000
Chemin et branches/ Road and branches	\$14660	\$10713	\$13131	\$18000	\$18000
Assurances /Insurance	\$438	\$533	\$454	\$550	\$550
Analyse Eau/Water tests	\$56	\$0	\$0	\$4100	\$4100
Gestion/Administration	\$414	\$943	\$822	\$900	\$900
Taxes	\$10	\$10	\$12	\$13	\$13
Total Dépenses/Disbursements	\$35980	\$33213	\$36064	\$49563	\$53563
Surplus Déficit/ Surplus Deficit	\$82,28	\$4100	\$6120	\$3537	-\$463
Surplus accumulé/ Accumulated Surplus	\$15564	\$19664	\$25789	\$29326	\$25326
	2020-21	21-22	22-23	23-24 #1	23-24 #2

Déneigement/Snow Removal: 23-24 vs 2022-23

Scénario #1 = +20%

Scénario #2 = +40%